



**The Town of Hilton Head Island  
Regular Planning Commission Meeting  
Wednesday, December 15, 2010  
3:00 p.m. Benjamin M. Racusin Council Chambers  
AGENDA**

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
5. **Approval of Agenda**
6. **Approval of Minutes** - Regular Planning Commission Meeting of November 17, 2010
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**

**PUBLIC HEARING**

**ZMA090003** – Ms. Louanne C. LaRoche has requested to amend the Official Zoning Map by amending the Sea Pines Master Plan to add a Single-Family Residential use to a property that currently allows uses of Institutional and Recreational. The property is referred to as Parcel 'A' Cordillo Parkway and further identified on Beaufort County Tax Map 18 as parcel 218.

*Presented by: Mike Roan*

9. **New Business**

**PUBLIC HEARING**

**ZMA100007** – The Town of Hilton Head Island has received a request from Mr. Ernest Marchetti, on behalf of Karen Watson, proposing to amend the Official Zoning Map by changing the zoning designation of two properties located at #2 and #4 Marina Side Drive from the OL (Office Institutional Low Density) Zoning District to the CC (Commercial Center) Zoning District. The properties are further identified on Beaufort County Tax Map 11, Parcels 161 and 166.

*Presented by: Nicole Dixon*

**PUBLIC HEARING**

**PPR100004** – Application for Public Project Review from the Indigo Run Community Owners Association to construct a multi-use pathway at the entrance of Indigo Run. The pathway will run along Indigo Run Drive between Wentworth Place and the Leg-O-Mutton traffic circle.

*Presented by: Shea Farrar*

**PUBLIC HEARING**

**LMO Amendment** – The Town of Hilton Head Island is proposing a text amendment to Chapter 4 of the Land Management Ordinance (LMO) to revise the following article and sections: **Article XVI. Sections 16-4-1601 and 16-4-1602:** This will allow residential properties in zoning districts within the existing Tax Increment Financing districts the ability to increase their density by use conversions.

*Presented by: Nicole Dixon*

**PUBLIC HEARING**

**LMO Amendment** – The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following article and section: Article XIII. Section 16-4-1307: This will increase the allowable length of the runway from 4,300 linear feet to 5,000 linear feet. *Presented by: Anne Cyran*

**10. Commission Business**

**11. Chairman’s Report**

**12. Committee Reports**

**13. Staff Reports**

Quarterly Report – To be discussed at the January 5, 2011 meeting.

**14. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of  
Town Council members attend this meeting.**